

**FOR
LEASE**



Bakersfield
COMMONS
LOGISTICS PARK

2204
Coffee Road
Bakersfield, CA

New Class "A" Dock Served Warehouses

- Last Mile Logistics
- Distribution

Nearing Completion

- All off-site work completed
- All on-site paving completed
- All utilities installed
- Office improvements underway
- April 2026 Delivery Date

PROJECT BY

REXCO
DEVELOPMENT



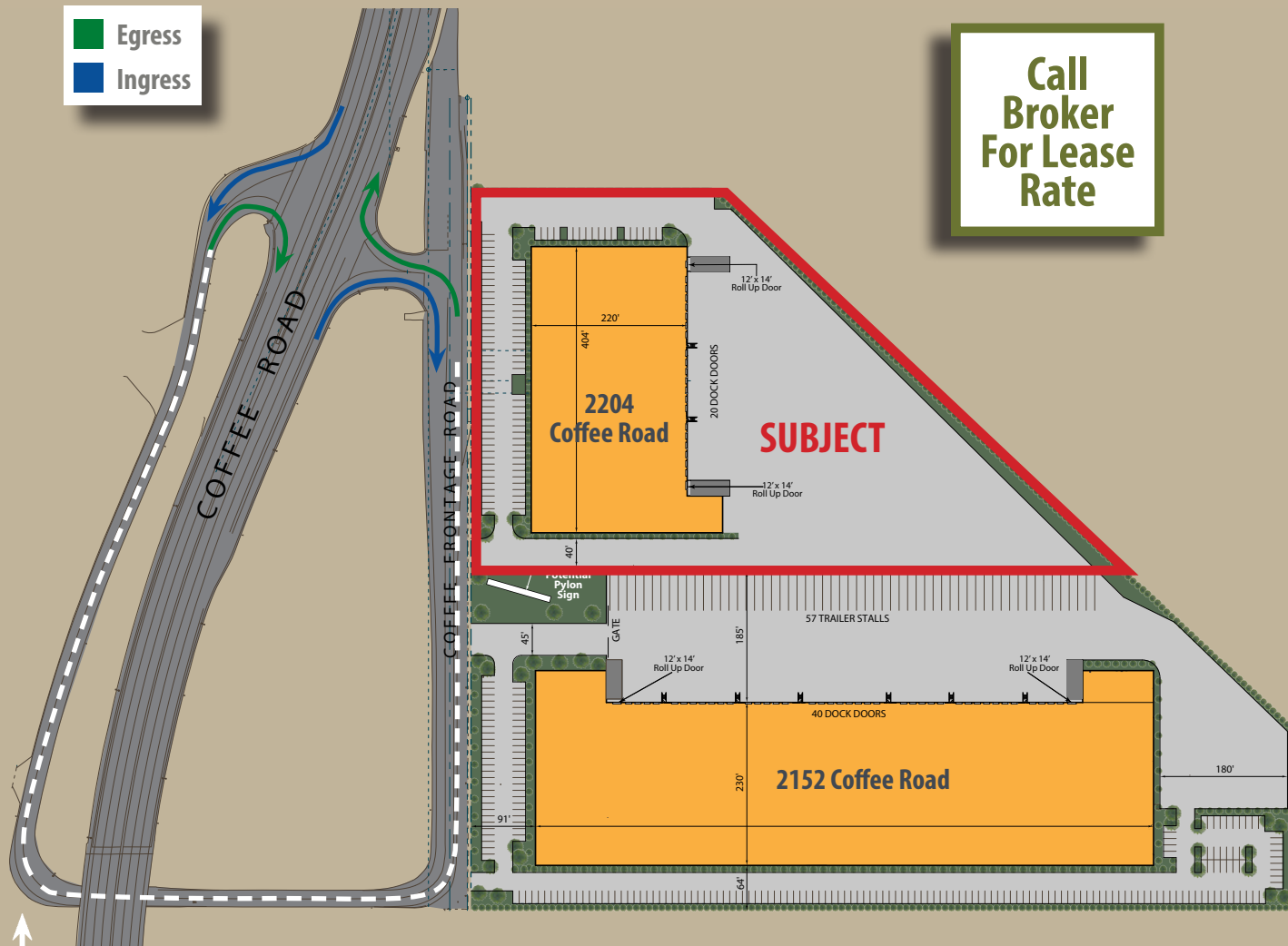
ASU
COMMERCIAL

New Class "A" Dock Served Warehouses

▪ Last Mile Logistics ▪ Distribution
FOR LEASE

Project Details

2204 Coffee Road ▪ Bakersfield, CA



*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

Property Details

▪ Total Building Size	90,959± SF
▪ Office	3,551± SF
▪ Truck Court	161' (Minimum)
▪ Dock Doors	20-9'x10'
▪ Clear Height	32'±
▪ Trailer Parking	25± Trailer Stalls
▪ Zoning	M-1 (Light Manufacturing), City of Bakersfield

Project Highlights

- Project is accessible to over 570,000 consumers within a 10 mile radius. Nearly 68% of the population of Bakersfield lives within a 5 mile radius
- Located 1-mile south of the largest retail power center in Bakersfield with major tenants highlighted by Best Buy, Wal-Mart, Target, Home Depot, Office Depot, Target, Dick's Sporting Goods, Petco, Ross Dress for Less & Kohl's. A new 375,000 SF retail power center is planned immediately west of the site, further solidifying demand for logistics support.
- Immediate access to The Westside Parkway/Highway 58 connecting to Highway 99 providing seamless routes to all areas of Kern County.
- Clear heights of 32' and 36' exceed the regional standards, allowing tenants to reduce overall footprint while maintaining higher inventory volumes. Extra vertical space accommodates multi-level conveyor systems, robotics, and automation, ensuring future-proof warehouse solutions.
- Potential pylon signage with frontage on Coffee Road, one of West Bakersfield's primary North/South arterials, providing unmatched visibility compared to similar last-mile facilities.
- Part of the larger and highly anticipated Bakersfield Commons Mixed Use Development



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



PROJECT BY

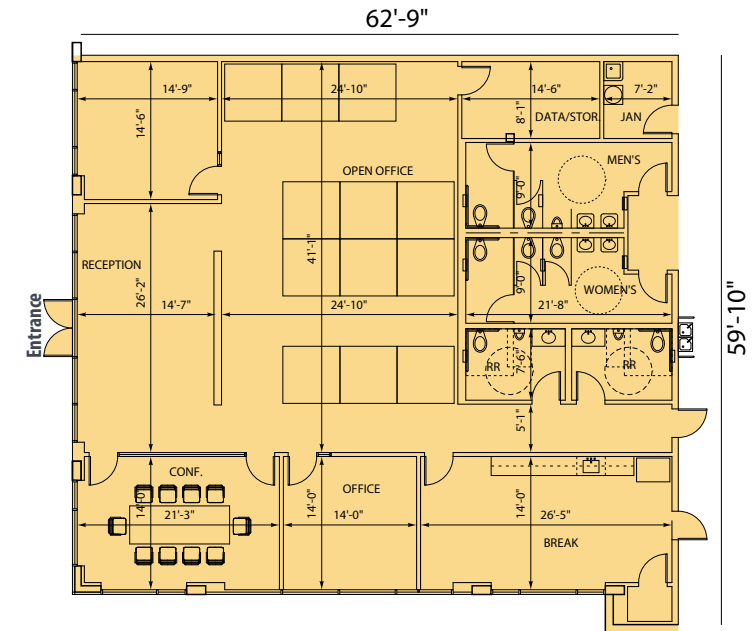


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Building Details

2204 Coffee Road ▪ Bakersfield, CA



Office Floor Plan

Building Details

- | | | | |
|-------------------|---------------------------------------|-----------------|----------------|
| ▪ Building Size | 90,959± SF | ▪ Dock Doors | 20 - 9'x10' |
| ▪ Office | 3,551± SF | ▪ Truck Court | 161' (Minimum) |
| ▪ Drive-In Doors | 2 - 12'x14' | ▪ Clear Height | 32'± |
| ▪ Trailer Parking | 25± Trailer Stalls | ▪ Auto Parking | 94 Auto Stalls |
| ▪ Column Spacing | 60'x52' | ▪ Concrete Slab | 6" |
| ▪ Power | 1,200 Amps, 3 Phase, 4 Wire 208/110 v | ▪ Sprinklers | ESFR |

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Property Photos

2204 Coffee Road ▪ Bakersfield, CA



New Class "A" Dock Served Warehouses

- Last Mile Logistics ▪ Distribution
- ## FOR LEASE

Demographic Aerial

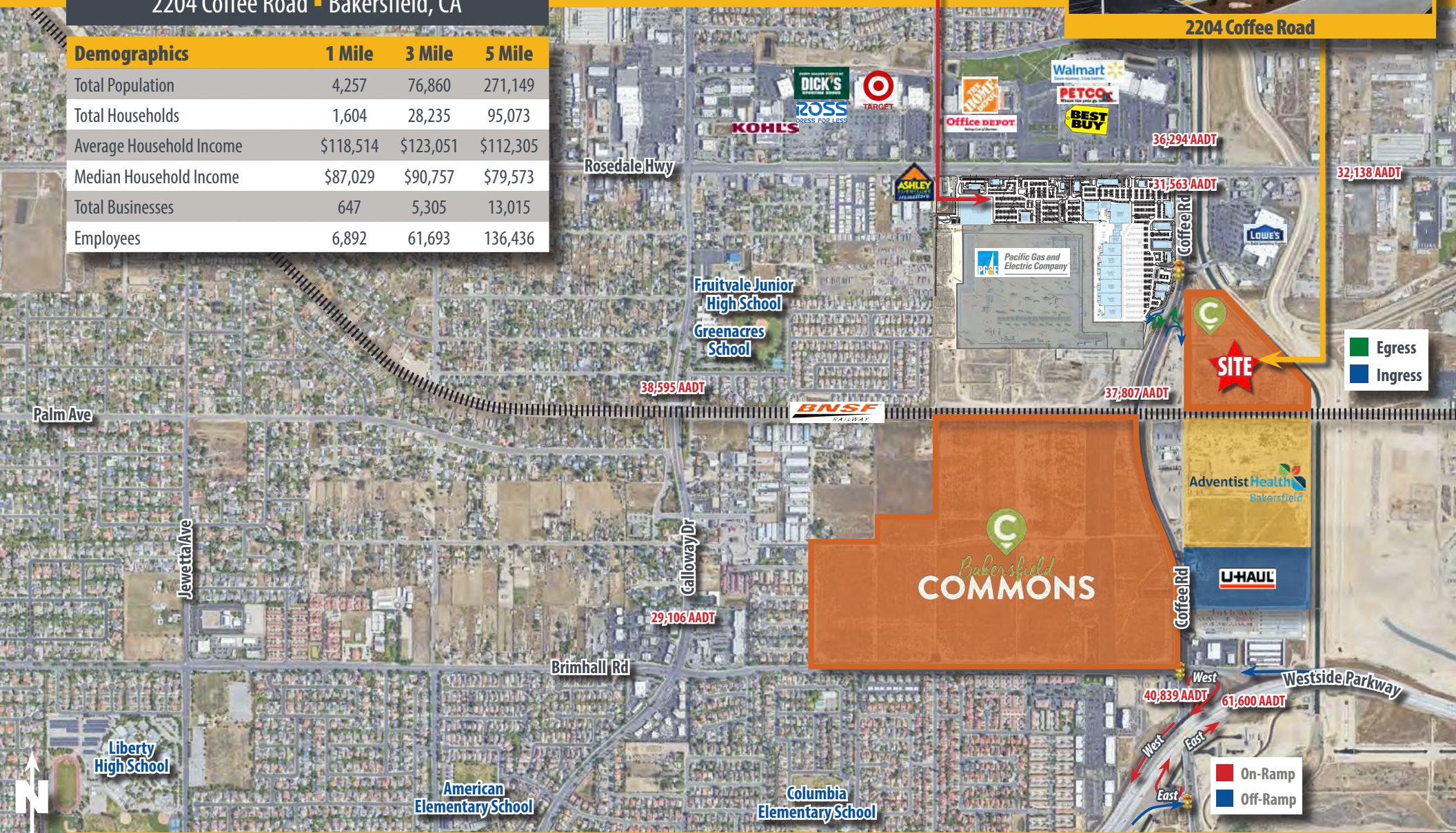
2204 Coffee Road ▪ Bakersfield, CA

Demographics	1 Mile	3 Mile	5 Mile
Total Population	4,257	76,860	271,149
Total Households	1,604	28,235	95,073
Average Household Income	\$118,514	\$123,051	\$112,305
Median Household Income	\$87,029	\$90,757	\$79,573
Total Businesses	647	5,305	13,015
Employees	6,892	61,693	136,436

COMING SOON
New 375,000 SF
Retail Center



2204 Coffee Road



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Location Aerial

2204 Coffee Road ▪ Bakersfield, CA

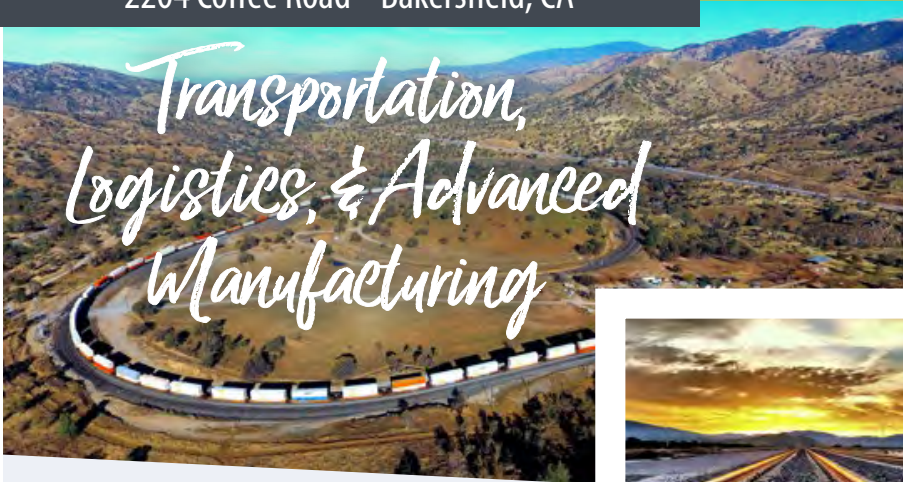


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Transportation & Logistics

2204 Coffee Road ▪ Bakersfield, CA



Transportation,
Logistics, & Advanced
Manufacturing

Kern County's Shovel-Ready Sites and Accessible Workforce

THE REGION IS HOME TO over 400 manufacturers and 50 distribution centers. The industry sector employs approximately 37,000 people with average annual wages of \$65,000.



KEY TRANSPORTATION INFRASTRUCTURE ACCESS

Including the Ports of Long Beach/Los Angeles and Oakland, and the major N-S and E-W highways and interstates in California.



STRENGTHS

Facilities support, specialized freight, trucking and logistics services for road and rail, rental, leasing, equipment repair, and wholesale trade.



EMPLOYMENT

Extremely low (single-digit) employee turnover rate at most of its centers and complementary workforce development programs.



DRIVE-TIME

Within a four-hour drive from 93% of the state's population.

Transportation and Logistics

70m
Customers within
2-Day Turnaround



BSNF Railway & Union Pacific Railroads

FedEx and UPS Ground Hubs in Bakersfield

4hr
DRIVE

PORTS OF
San Francisco
Oakland

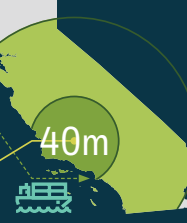
2hr
DRIVE

PORTS OF
Long Beach
Los Angeles

ACCESS TO
LAX Los Angeles
SFO San Francisco
OAK Oakland

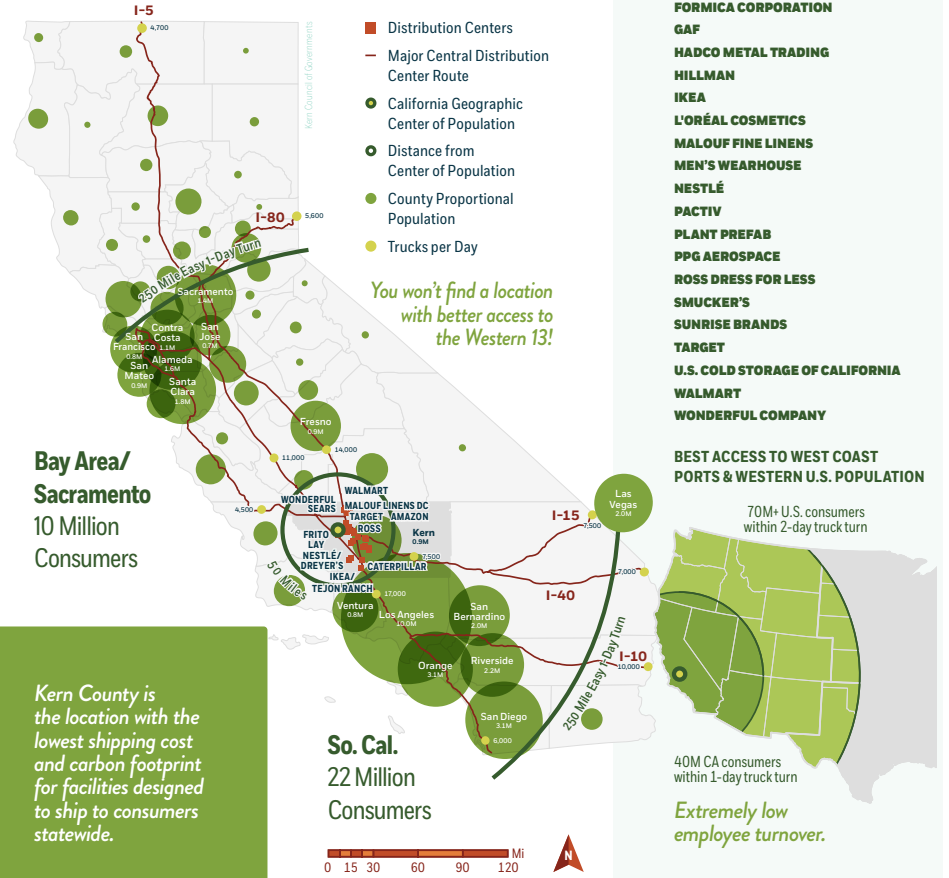
ONT Ontario
SCLA So. CA Logistics
BFL Meadows Field

Geographic Population Center of CA
(40 Million People)



California's Logistics & Distribution Hub

Over 50 Distribution Centers in Kern County



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ASU Commercial Brokerage Team

2204 Coffee Road ▪ Bakersfield, CA



Wesley M. McDonald
Principal
661 885 6950
wesley.mcdonald@asuassociates.com
CA RE #01511739



John A. Ritchie
Senior Vice President
661 616 3583
johnr@asuassociates.com
CA RE #00900552



Dylan J. Lym
Vice President
661 885 6949
dylan@asuassociates.com
CA RE #02103385



Parker Reynolds
Vice President
661 885 6925
parker@asuassociates.com
CA RE #02156913